THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240848595**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,790,000.00. Affiant Subscribed and sworn to before me, this 16th day of September, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1182949 DEEDWARR
09/18/2024 10:30:54 AM 2 pgs
Fees: $13.00 Taxes: $6,623.00

20240918-0072265

ABIGAIL WOODARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner: Jean-Laurent Petel and Rishika Bajaj 4902 Idaho Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 03 0 126.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the **Jed Ian Maslow and Aria Marie Maslow, as authorized Trustees of the Maslow 2023 TBE Trust dated September 27, 2023** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jean-Laurent Petel and Rishika Bajaj, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 803 of Block 37 on the Plan of CHARLOTTE PARK ADDITION TO WEST NASHVILLE of record in Plat Book 57, Page 102 and 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jed Ian Maslow and Aria Marie Maslow, Co-Trustees of the Maslow 2023 TBE Trust dated September 27, 2023, by Quitclaim Deed from Jed Maslow and Aria Maslow, husband and wife, of record in Instrument No. 20231005-0078361, in the Register's Office of Davidson County, Tennessee, dated September 27, 2023, and recorded on October 05, 2023.

Being the same property conveyed to Jed Maslow and Aria Maslow, husband and wife, by Warranty Deed from Margaret Buxton and husband Robert Buxton, of record in Instrument No. 20201002-0114094, in the Register's Office of Davidson County, Tennessee, dated September 30, 2020, and recorded on October 02, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHARLOTTE PARK ADDITION TO WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 102 & 103.

This is improved property located at 4902 Idaho Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2024.

Maslow 2023 TBE Trust dated September 27, 2023

BY: _____
Jed Ian Maslow, Trustee

BY: _____
Aria Marie Maslow, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jed Ian Maslow and Aria Marie Maslow, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Maslow 2023 TBE Trust dated September 27, 2023, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of September, 2024.

_____
Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026